

To Have & To Hold the same, together with all and singular the privileges and appurtenances thereto belonging or in anywise appertaining to the premises hereby conveyed together with all machinery now upon or hereafter put upon said premises whether attached or detached, unto the party of the second part, and unto his successors in trust and their heirs, hereinafter named, forever. In Trust, nevertheless, on the following terms and conditions, to-wit: that in case of default in the payment of said indebtedness, principal or interest, or any part thereof, at the time and in the manner and at the place specified for the payment of any of said principal or interest, or in case of waste or non-payment of taxes, or neglect to procure or renew insurance, or in case of a breach of any of the covenants or agreements herein contained; then, and in such case, on the application of the legal holder of said note or notes, it shall and may be lawful for said party of the second part, or his successors in trust, to enter upon, possess, hold and enjoy the above granted premises, and either with or without such entry said party of the second part or his successor in trust shall sell said property at public sale to the highest bidder, for cash, at a front door of the building then used as the United States Post Office in the Town or City of Claremore District No 4 Indian Territory; public notice of the time and place of such sale and of the property to be sold having first been given for twenty days by advertising in some newspaper published in said or any adjoining District, and he shall have power to adjourn the sale from time to time at discretion, without readvertisement; and upon the making of such sale the said party of the first part does hereby authorize and empower the said party of the first part herein, to execute and deliver to the purchaser or purchasers, a deed or deeds of conveyance in fee of the premises sold by virtue hereof (and it is agreed that the recitals in said deed or deeds shall be taken and accepted as prima facie evidence of the facts therein stated), and to apply the proceeds of such sale to the payment of First the cost and expenses of executing this trust, including compensation to the trustee for his services. Second - all sums of money paid by said second party, or the holder of said note or notes, for insurance, taxes, assessments or